

County of San Diego TIF Program
NORTH COUNTY METRO FEE SCHEDULE

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
AGRICULTURE (OPEN SPACE)	\$880 / acre	\$253 / acre	\$1,133 / acre
AIRPORT			
Commercial	\$30,801 / ksf	\$8,849 / ksf	\$39,651 / ksf
General Aviation	\$2,640 / acre	\$759 / acre	\$3,399 / acre
Heliports	\$44,002 / acre	\$12,642 / acre	\$56,644 / acre
AUTOMOBILE			
Car Wash			
Automatic	\$269,400 / acre	\$77,400 / acre	\$346,800 / acre
Self-serve	\$44,900 / wash stall	\$12,900 / wash stall	\$57,800 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$14,861 / fueling space	\$66,586 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$14,396 / fueling space	\$64,505 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$13,932 / fueling space	\$62,424 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$4,644 / ksf	\$20,808 / ksf
Auto Repair Center	\$6,466 / ksf	\$1,858 / ksf	\$8,323 / ksf
Auto Parts Sales	\$19,397 / ksf	\$5,573 / ksf	\$24,970 / ksf
Quick Lube	\$12,931 /	\$3,715 /	\$16,646 /
Tire Store	\$8,082 / ksf	\$2,322 / ksf	\$10,404 / ksf
CEMETERY	\$2,245 / acre	\$645 / acre	\$2,890 / acre
CHURCH (OR SYNAGOGUE)	\$3,596 / ksf	\$1,033 / ksf	\$4,630 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$4,515 / ksf	\$20,230 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$5,741 / ksf	\$25,721 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$8,050 / ksf	\$36,067 / ksf
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$12,074 / ksf	\$54,101 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$4,386 / ksf	\$19,652 / ksf
Electronics Superstore	\$19,083 / ksf	\$5,483 / ksf	\$24,565 / ksf
Factory Outlet	\$15,266 / ksf	\$4,386 / ksf	\$19,652 / ksf
Supermarket	\$57,248 / ksf	\$16,448 / ksf	\$73,695 / ksf
Drugstore	\$34,349 / ksf	\$9,869 / ksf	\$44,217 / ksf

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Convenience Market (15-16 hours)	\$190,825 / ksf	\$54,825 / ksf	\$245,650 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$76,755 / ksf	\$343,910 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$93,203 / ksf	\$417,605 / ksf
Discount Club	\$22,899 / ksf	\$6,579 / ksf	\$29,478 / ksf
Discount Store	\$22,899 / ksf	\$6,579 / ksf	\$29,478 / ksf
Furniture store	\$2,290 / ksf	\$658 / ksf	\$2,948 / ksf
Lumber Store	\$11,450 / ksf	\$3,290 / ksf	\$14,739 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$4,386 / ksf	\$19,652 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$6,579 / ksf	\$29,478 / ksf
Garden Nursery	\$15,266 / ksf	\$4,386 / ksf	\$19,652 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$12,062 / ksf	\$54,043 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$548 / unit	\$2,457 / unit
EDUCATION			
University (4 years)	\$1,078 / student	\$310 / student	\$1,387 / student
Junior College (2 years)	\$534 / student	\$154 / student	\$688 / student
High School	\$548 / student	\$157 / student	\$705 / student
Middle/Junior High	\$552 / student	\$159 / student	\$711 / student
Elementary	\$647 / student	\$186 / student	\$832 / student
Day Care	\$1,931 / child	\$555 / child	\$2,485 / child
FINANCIAL			
Bank (Walk-In only)	\$51,860 / ksf	\$14,900 / ksf	\$66,759 / ksf
with Drive-Through	\$69,146 / ksf	\$19,866 / ksf	\$89,012 / ksf
Drive-Through only	\$86,433 / lane	\$24,833 / lane	\$111,265 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$12,416 / lane	\$55,633 / lane
Savings & Loan	\$20,744 / ksf	\$5,960 / ksf	\$26,704 / ksf
Drive-Through only	\$86,433 / lane	\$24,833 / lane	\$111,265 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$12,416 / lane	\$55,633 / lane
HOSPITAL			
General	\$8,800 / bed	\$2,528 / bed	\$11,329 / bed
Convalescent/Nursing	\$1,320 / bed	\$379 / bed	\$1,699 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$1,651 / ksf	\$7,398 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$1,011 / ksf	\$4,532 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$1,251 / ksf	\$5,607 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$501 / ksf	\$2,243 / ksf
Warehousing	\$2,178 / ksf	\$626 / ksf	\$2,803 / ksf
Storage	\$871 / ksf	\$250 / ksf	\$1,121 / ksf
Science Research & Development	\$3,484 / ksf	\$1,001 / ksf	\$4,485 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$751 / acre	\$3,364 / acre
LIBRARY			
	\$19,756 / ksf	\$5,676 / ksf	\$25,432 / ksf
LODGING			

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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$1,238 / room	\$5,549 / room
Motel	\$3,879 / room	\$1,115 / room	\$4,994 / room
Resort Hotel	\$3,448 / room	\$991 / room	\$4,439 / room
Business Hotel	\$3,017 / room	\$867 / room	\$3,884 / room
MILITARY	\$1,100 / person	\$316 / person	\$1,416 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$2,477 / ksf	\$11,098 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$2,127 / ksf	\$9,531 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$1,502 / ksf	\$6,728 / ksf
Single Tenant Office	\$6,097 / ksf	\$1,752 / ksf	\$7,849 / ksf
Corporate Headquarters	\$3,049 / ksf	\$876 / ksf	\$3,925 / ksf
Government (Civic Center)	\$11,315 / ksf	\$3,251 / ksf	\$14,566 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$9,752 / ksf	\$43,697 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$21,672 / ksf	\$97,104 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$32,508 / ksf	\$145,656 / ksf
Mail Drop Lane only	\$565,740 / lane	\$162,540 / lane	\$728,280 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$81,270 / lane	\$364,140 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$19,505 / ksf	\$87,394 / ksf
Medical-Dental	\$20,205 / ksf	\$5,805 / ksf	\$26,010 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$6,063 / acre	\$27,166 / acre
Regional (developed)	\$8,441 / acre	\$2,425 / acre	\$10,866 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$606 / acre	\$2,717 / acre
State (average 1000 acres)	\$422 / acre	\$121 / acre	\$543 / acre
Amusement (Theme)	\$33,765 / acre	\$9,701 / acre	\$43,466 / acre
San Diego Zoo	\$48,537 / acre	\$13,945 / acre	\$62,482 / acre
Sea World	\$33,765 / acre	\$9,701 / acre	\$43,466 / acre
RECREATION			
Beach, Ocean or Bay	\$245,154 / klf shore	\$70,434 / klf shore	\$315,588 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$5,870 / klf shore	\$26,299 / klf shore
Bowling Center	\$12,258 / ksf	\$3,522 / ksf	\$15,779 / ksf
Campground	\$1,634 / campsite	\$470 / campsite	\$2,104 / campsite
Golf Course	\$2,860 / acre	\$822 / acre	\$3,682 / acre
Driving Range only	\$28,601 / acre	\$8,217 / acre	\$36,819 / acre
Marinas	\$1,634 / berth	\$470 / berth	\$2,104 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$10,565 / acre	\$47,338 / acre
Racquetball/Health Club	\$12,258 / ksf	\$3,522 / ksf	\$15,779 / ksf

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Tennis Courts	\$6,537 / acre	\$1,878 / acre	\$8,416 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$5,870 / acre	\$26,299 / acre
Indoor Arena	\$12,258 / acre	\$3,522 / acre	\$15,779 / acre
Racetrack	\$16,344 / acre	\$4,696 / acre	\$21,039 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$8,566 / ksf	\$38,379 / ksf
RESIDENTIAL			
Estate, Urban or Rural	\$5,226 / unit	\$1,502 / unit	\$6,728 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$4,355 / unit	\$1,251 / unit	\$5,607 / unit
(average 3-6 DU/acre)			
Condominium	\$3,484 / unit	\$1,001 / unit	\$4,485 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$2,613 / unit	\$751 / unit	\$3,364 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$1,001 / unit	\$4,485 / unit
(6-20 DU/acre)	\$2,613 / unit	\$751 / unit	\$3,364 / unit
Mobile Home			
Family	\$2,178 / unit	\$626 / unit	\$2,803 / unit
Adults Only	\$1,307 / unit	\$375 / unit	\$1,682 / unit
Retirement Community	\$1,742 / unit	\$501 / unit	\$2,243 / unit
Congregate Care Facility	\$1,091 / unit	\$313 / unit	\$1,405 / unit
RESTAURANT			
Quality	\$39,512 / ksf	\$11,352 / ksf	\$50,864 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$18,163 / ksf	\$81,382 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$73,788 / ksf	\$330,616 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$79,464 / ksf	\$356,048 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$17,028 / ksf	\$76,296 / ksf
TRANSPORTATION			
Bus Depot	\$11,225 / ksf	\$3,225 / ksf	\$14,450 / ksf
Truck Terminal	\$4,490 / ksf	\$1,290 / ksf	\$5,780 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$21,930 / berth	\$98,260 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$38,700 / acre	\$173,400 / acre
Park & Ride Lots	\$179,600 / acre	\$51,600 / acre	\$231,200 / acre
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